

WHAT IS CLAIMED IS:

- 1 1. A system for establishing a lease agreement between a first party and a second party, wherein the lease agreement is executed over a computer network, comprising:
 - 4 a listing module configured to provide a list of units available for leasing;
 - 5 a scoring module configured to screen an applicant;
 - 6 a leasing module configured to provide a lease agreement and receive acceptance of the lease agreement; and
 - 7 a payment module configured to receive payment.
- 1 2. The system of claim 1, wherein the listing module is further configured to provide a vacancy forecast for prospectively available units.
- 1 3. The system of claim 2, wherein the listing module is further configured to provide a list of fees and deposits for each available unit and for each prospectively available unit.
- 1 4. The system of claim 1, wherein the scoring module screens the applicant based on a set of demographic information provided by the applicant.
- 1 5. The system of claim 4, wherein the scoring module further performs online credit checks.
- 1 6. The system of claim 5, wherein the scoring module further performs a real-time background check.
- 1 7. The system of claim 6, wherein the scoring module further allows a single application for multiple units.
- 1 8. The system of claim 7, wherein the scoring module is further configured to accept or deny the applicant.

1 9. The system of claim 8, wherein the scoring module is further configured to
2 provide unit vacancy and yield management.

1 10. The system of claim 1, wherein the leasing module is further configured to
2 provide a single or joint application lease.

1 11. The system of claim 10, wherein the leasing module is further configured to
2 determine the security deposit.

1 12. The system of claim 11, wherein the leasing module is further configured to
2 accept an electronic signature from the applicant.

1 13. The system of claim 1, wherein the payment module is further configured to
2 accept an electronic payment.

1 14. The system of claim 13, wherein an electronic payment comprises a credit card
2 payment, electronic funds transfer payment, or an online check payment.

1 15. The system of claim 14, wherein the payment module is further configured to
2 send periodic billing statements, process periodic payments, and keep payment
3 records for an established lease.

1 16. The system of claim 1, further comprising a commerce module configured to
2 provide electronic services and information services to the applicant.

1 17. The system of claim 16, wherein the electronic services comprise stock quotes,
2 bill payments, and third party transactions.

1 18. The system of claim 16, wherein the information services comprise concierge
2 service and to-do checklist reminders.

1 19. A method for establishing a lease agreement between a first party and a second
2 party, wherein the lease agreement is executed over a computer network,
3 comprising:

4 providing to a first party a list of units available for leasing;
5 receiving from the first party a request to lease a unit;
6 screening the first party;
7 compiling a lease agreement pertaining to the first party, a second party,
8 and the requested unit;
9 presenting the lease agreement;
10 receiving from the first party approval of the lease agreement; and
11 receiving payment from the first party.

1 20. The method of claim 19, wherein the providing step further comprises:
2 providing a list of currently available units; and
3 providing a list of prospectively available units.

1 21. The method of claim 20, wherein the screening step further comprises:
2 receiving a set of demographic information;
3 scoring the first party based on the demographic information; and
4 determining the suitability of the first party based on the score.

1 22. The method of claim 21, wherein the receiving payment step further comprises:
2 receiving credit card information from the first party;
3 receiving payment approval from the first party;
4 providing the credit card information to a credit card processor; and
5 receiving a payment confirmation from the credit card processor.

1 23. The method of claim 22, further comprising the steps of:
2 providing a payment status based on the payment confirmation; and
3 presenting a payment receipt to the first party.

